185.0	0003	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	650,900 / 650,900
					USE VALUE:	650,900 / 650,900
					ASSESSED:	650,900 / 650,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
93		HATHAWAY CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STRAHAN DORIS C/ LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	93 HATHAWAY CIR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	STRAHAN ROBERT F -
Owner 2:	STRAHAN DORIS C -
Street 1:	93 HATHAWAY CIR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .156 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1959, having primarily Wood Shingle Exterior and 1484 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6789.000	214,300		436,600	650,900
Total Card	0.156	214,300		436,600	650,900
Total Parcel	0.156	214,300		436,600	650,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 438.61 | /Parcel: 438.61

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 124369

GIS Ref

GIS Ref

Insp Date 08/06/18

!14365!

PREVIOUS ASSESSMENT

Parcel ID 185.0-0003-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	214,300	0	6,789.	436,600	650,900		Year end	12/23/2021
2021	101	FV	206,300	0	6,789.	436,600	642,900		Year End Roll	12/10/2020
2020	101	FV	206,300	0	6,789.	436,600	642,900	642,900	Year End Roll	12/18/2019
2019	101	FV	219,600	0	6,789.	436,600	656,200	656,200	Year End Roll	1/3/2019
2018	101	FV	219,600	0	6,789.	368,000	587,600	587,600	Year End Roll	12/20/2017
2017	101	FV	219,600	0	6,789.	336,800	556,400	556,400	Year End Roll	1/3/2017
2016	101	FV	219,600	0	6,789.	286,900	506,500	506,500	Year End	1/4/2016
2015	101	FV	181,500	0	6,789.	249,500	431,000	431,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:51:55

LAST REV

Date	Time
08/30/18	14:45:53
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14365

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STRAHAN ROBERT	1486-7		2/24/2016	Convenience	1	No	No		
	681-127		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	124369
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/29/2016	1466	Solar Pa	12,650	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/6/2018	MEAS&NOTICE	BS	Barbara S
3/11/2009	Inspected	189	PATRIOT
11/13/2008	Measured	355	PATRIOT
1/13/2000	Mailer Sent		
1/5/2000	Measured	163	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6789		Sq. Ft.	Site		0	70.	0.92	7									436,570						436,600	

Total AC/HA:	0.15585	Total SF/SM:	6789	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	436,570	Spl Credit		Total:	436,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99297005
Adj $ / SQ:	134.051
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	310520
Depreciation:	96261
Depreciated Total:	214259

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

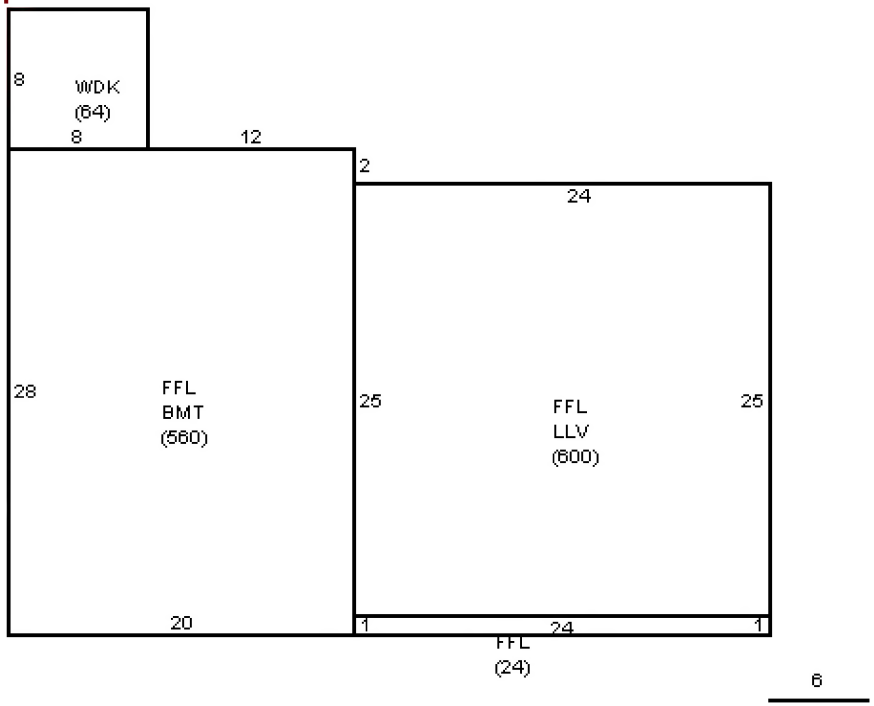
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	134.05
Special Features:	0	Val/Su Net:	89.00
Final Total:	214300	Val/Su SzAd	181.00

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,184	134.050	158,716
LLV	Lower Level	600	82.940	49,766
BMT	Basement	560	40.220	22,521
WDK	Deck	64	15.890	1,017

Net Sketched Area:	2,408			Total:	232,020
Size Ad	1184	Gross Area	2408	FinArea	1484

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	50		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

185.0-0003-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc